



# Hall County Regional Planning Commission

Wednesday, March 1, 2023

Regular Meeting

## Item J3

**Final Plat - Gloe Acres Second Subdivision - Located south of  
Wildwood Drive and east of 110th Road in Hall County**

Staff Contact:

HALL COUNTY REGIONAL PLANNING COMMISSION  
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Mark A. & Dian M. Gloe.....Matthew A. & Hannah Gloe  
Address 9920 W. Wildwood Drive.....10525 Wildwood Drive  
City Wood River, State NE Zip 68883  
Phone 308 379-8283.....308 379-1594

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.  
Address P. O. Box 339  
City Grand Island, State NE Zip 68802  
Phone 308 382-8465  
Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: GLOE ACRES SECOND SUBDIVISION

Please check the appropriate location

- Hall County
- The City of Grand Island or 2-Mile Grand Island Jurisdiction
- The City of Wood River or 1 Mile Jurisdiction
- Village of Alda or 1 Mile Jurisdiction
- Village of Cairo or 1 Mile Jurisdiction
- Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- Preliminary Plat
- Final Plat

Number of Lots 1

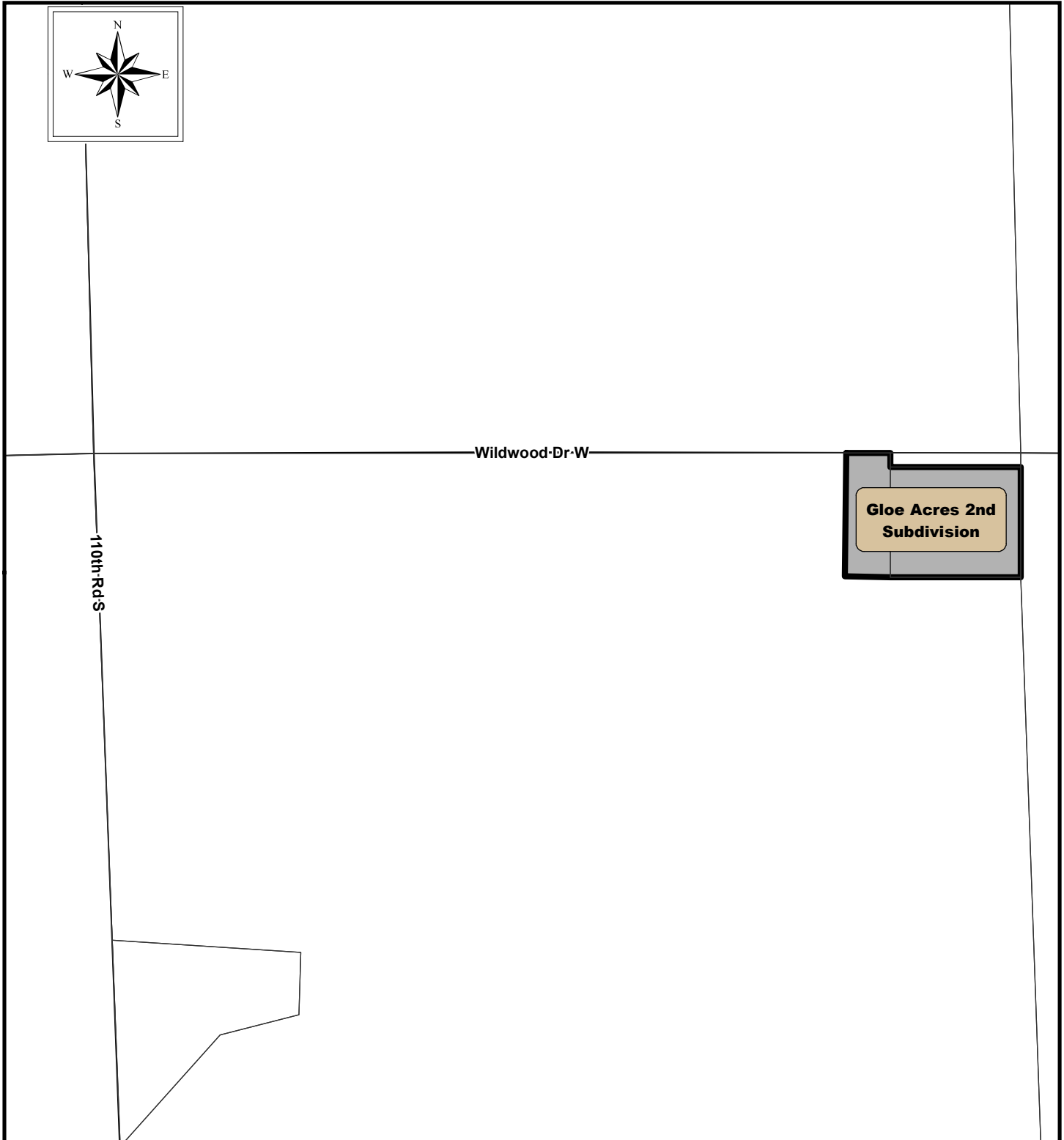
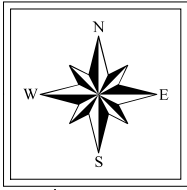
Number of Acres 3.631

Checklist of things Planning Commission Needs

- AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- 10 + 15\* copies if in City limits or the two mile jurisdiction of Grand Island
- 5 + 15\* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$ 500.00

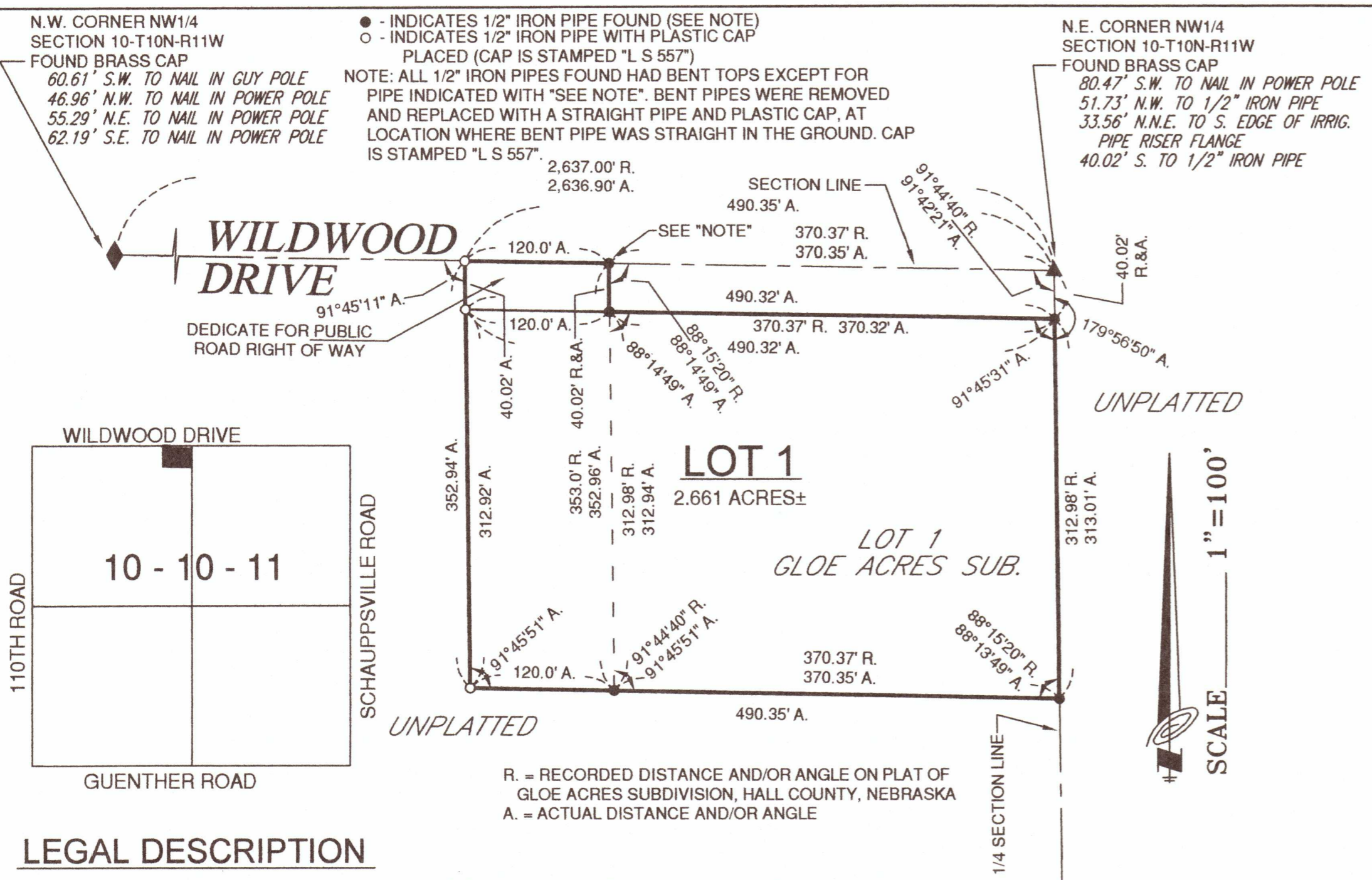
\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

# PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

1 inch = 400 feet



**LEGAL DESCRIPTION**

A tract of land comprising all of Lot One (1), Gloe Acres Subdivision, Hall County, Nebraska, and

A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Ten (10), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the north line of said Northwest Quarter (NW1/4), said point being Three Hundred Seventy and Thirty Five Hundredths (370.35) feet west of the northeast corner of said Northwest Quarter (NW1/4), said point also being on the northerly prolongation of the west line of said Lot One (1), Gloe Acres Subdivision; thence running westerly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of One Hundred Twenty (120.0) feet; thence deflecting left 91°45'11" and running southerly, parallel with the west line of said Lot One (1), Gloe Acres Subdivision, a distance of Three Hundred Fifty Two and Ninety Four Hundredths (352.94) feet to a point on the westerly prolongation of the south line of said Lot One (1), Gloe Acres Subdivision; thence deflection left 88°14'09" and running easterly, along and upon said westerly prolongation of the south line of said Lot One (1), Gloe Acres Subdivision, a distance of One Hundred Twenty (120.0) feet to the southwest corner of said Lot One (1), Gloe Acres Subdivision; thence deflecting left 91°45'51" and running northerly, along and upon the west line of said Lot One (1), Gloe Acres Subdivision and the northerly prolongation of the west line of said Lot One (1), Gloe Acres Subdivision, a distance of Three Hundred Fifty Two and Ninety Six Hundredths (352.96) feet to the point of beginning.

Said total tract containing 3.631 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, 2023, I completed an accurate survey (made under my supervision) of "GLOE ACRES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

\_\_\_\_\_  
 Lee D. Wagner, Registered Land Surveyor No. 557

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that we, Mark A. Gloe and Dian M. Gloe, husband and wife, and Matthew A. Gloe and Hannah Gloe, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "GLOE ACRES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Mark A. Gloe

\_\_\_\_\_  
 Dian M. Gloe

IN WITNESS WHEREOF, we have affixed our signatures hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Matthew A. Gloe

\_\_\_\_\_  
 Hannah Gloe

**ACKNOWLEDGEMENT**

State of Nebraska ss  
 County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Mark A. Gloe and Dian M. Gloe, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public (SEAL)

State of Nebraska ss  
 County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Matthew A. Gloe and Hannah Gloe, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public (SEAL)

**APPROVALS**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

\_\_\_\_\_  
 Chairman

\_\_\_\_\_  
 Date

Approved and accepted by the Hall County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Chairman of the Board

\_\_\_\_\_  
 County Clerk

**GLOE ACRES SECOND SUBDIVISION**  
**HALL COUNTY, NEBRASKA**

BENJAMIN & ASSOCIATES, INC.  
 ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA